

June 13, 2018

Town of Superior  
Mr. Steven Williams, Town Planner  
124 E. Coal Creek Drive  
Superior, CO 80027

Re: Rock Creek Ranch Filing No. 12A– PUD Amendment, Preliminary/Final Plat, Final Plat Site Plan 35 Project Narrative

Dear Steven,

On behalf of the applicant, Boulder Creek Neighborhoods, it is our pleasure to submit this application for a PUD Amendment, Preliminary/Final Plat, and a Final Plat Site Plan for the approximately 21.665 acre parcel known as the Anderson Property within the Town of Superior. The Anderson property is one of the last unplanned and undeveloped properties within this area of the Rock Creek subdivision. Extensive development has occurred or is planned to occur directly adjacent to this property and the proposed development takes these existing and proposed uses into account to create a development that is compatible with the surrounding uses. A residential neighborhood consisting of 62 low maintenance paired homes (31 total duplex buildings) and associated open space and trail amenities are proposed for this site.

There are several components to this submittal and the following applications are being made as part of this submittal:

- Rock Creek Ranch PUD Amendment: An amendment to the approved Rock Creek Ranch PUD is requested to permit the residential uses proposed for the property. This PUD Amendment also clarifies revised standards associated with the proposed residential use.
- Preliminary/Final Plat: A plat is included to subdivide the property to allow for separate ownership of parcels, provide tracts to be dedicated to the Town, and allow the homebuilders to sell homes on lots.
- Residential Final Plat Site Plan: A FPSP for the residential development portion of the property is included with this application.

We believe that this submittal includes all necessary submittal information. The following narrative outlines the different elements and processes of this project as required by the Town of Superior application process.

**PD Amendment Request:**

The first step in the process is amending the current zoning to permit the proposed project. The Anderson Property is currently zoned Regional Activity and Employment Center, or RAC, within the Rock Creek Ranch PUD. Per the Rock Creek Ranch PUD, RACs are intended primarily as focal points for highway, airport and regional services, activities, employment and secondarily, as service centers for the surrounding community. Since the time the property was zoned and designated as RAC the areas around it have changed, developed, and matured, and the intense development that a RAC brings is no longer entirely appropriate or desired for this undeveloped parcel. Instead this PUD Amendment proposes to allow a less intense and more compatible residential use to provide additional housing variety for the area.

This PUD Amendment is proposed to allow residential uses across the entirety of the 21.665 acre site, the

amendment will eliminate the existing RAC entitlements, no commercial zoning will remain on the site. The residential uses that are proposed are intended to generally follow the standards found within the Residential – 1B (R-1B) designation of the Rock Creek Ranch PUD. The following sections describe the standards proposed to be used for residential areas:

- **Residential:**  
As previously mentioned, this Application is proposing to rezone the property to permit residential uses, limited to single family detached and/or duplex homes. The PUD Amendment requests the residential area to be rezoned to the Residential – 1B (R-1B) zoning designation found with the Rock Creek Ranch PUD. Per the Rock Creek Ranch PUD, the intent of this residential zone district category is to provide for moderate density residential development which will serve as the central residential framework within Rock Creek Ranch.

The proposed duplex units proposed within this amended PUD (and FPSP) meet this intent and follow the Development Standards except as noted below:

- **Uses:**
  - Permitted per Rock Creek Ranch PUD: Moderate density residential which may include single-family detached, attached, zero-lot line and cluster units.
  - Proposed per this PUD Amend: Moderate density residential that is limited to single-family detached or duplex units.
  - Justification: None required, this use is permitted within the R-1B zoning category, and by limiting the permitted residential units to SFD and Duplex, the intensity of development has been further reduced.
- **Density:**
  - Permitted per Rock Creek Ranch PUD: Maximum of 8 dwelling units per acre (du/ac)
  - Proposed per this PUD Amend: A maximum of 2.9 dwelling units per acre; the proposed 62 units will not exceed this limitation given the total acreage of the site.
  - Justification: None required, the proposed maximum density is less than the maximum density permitted within the R-1B zoning category.
- **Development Standards -**
  - Permitted:  
Note: The Rock Creek Ranch PUD does not establish all development standards for single-family attached (duplex) units, but does provide standards for Single-Family detached units, of which these duplex units are very similar to. The standard Town setbacks for duplex homes are provided below as well.
    - Setbacks for Rock Creek Ranch PUD Single-Family Detached:
      - Front –
        - 20' to local street
      - Side –
        - Internal – 5'
        - Side-Corner – 10'
      - Rear – 20'
      - From Open Space – 20'

- Setbacks Duplex Unit per Town code:
    - Front – 25'
    - Side –
      - Internal – 10' (though provisions in code do permit this setback to be 5')
      - Side-Corner – 10'
    - Rear – 20'
  - Building Height – 32'
  - Minimum Open Space – 45%
  - Parking – Town of Superior code requires the following parking standards:
    - 2.0 per 2 bedroom/unit
    - 2.5 per 3 bedroom/unit
    - 3.0 per 4+ bedroom/unit
- Proposed per this PUD Amendment:
- Setbacks:
    - Front –
      - To Garage Face – 20'
      - To Non-Garage Face – 12'
    - Side –
      - Internal – 5'
      - Side-Corner – 10'
      - Side to Open Space – 5'
    - Rear – 15'
      - Rear to Open Space – 15'
  - Building Height – 35'
  - Minimum Open Space – 45%
  - Parking –
    - 2.0 per 2 bedroom/unit
    - 2.5 per 3 bedroom/unit
    - 3.0 per 4+ bedroom/unit
    - + 0.25 spaces per unit for guest parking
- Justification:
- Front Setback – This application is proposing a mix of product types that provide alternative garage loading. One-half of each 2 duplex units will include a side load garage, while the other half will have a front load garage. The requested setbacks allow for a varied and interesting street frontage. The 20' front setback for the front load garage will permit adequate room for cars to park on the driveway and not interfere with the street or sidewalks. The non-garage face setback (or side-load) will permit for interesting architectural elements of the house to be prominent, and the side-load feature will permit adequate room on the driveway for parking. A diagram of how this works has been included within the Residential Final Plat Site Plan accompanying this submittal that

demonstrates the ability of each unit of park two cars within the driveway while allowing the access to remain clear. A Joint Access Easement is provided for shared driveways serving two side load garages.

- Side Setback – The side setback proposed is consistent with similar single-family attached projects and Town of Superior code. The homes proposed as part of the Final Plat Site Plan are only ranch style and one-story, making them less bulky and requiring less setback separation between them. With all exterior landscaping proposed to be maintained by the HOA, wider building separation only creates harder to maintain areas that are undesirable to be in.
- Rear Setback – Lots 11-22 of block 2 will have an anticipated rear setback of 17' (15' minimum). Furthermore, to increase the space available for Town maintenance between the private lots and the trail located within the southern open space area, a 15' rear setback to open space is requested. The need for the reduced setback is a direct result of accommodating the Town's request to eliminate the 'pinch points' between the lots and the existing trail.
- Building Height – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a maximum height of 35' for residential uses within the R-1B land use area, of which we are proposing to rezone to. As can be seen by the included architectural plan elevations, the proposed homes are all well under the 35' height maximum. Since a maximum height of 35' is permitted in the underlying zoning the Applicant would prefer to keep the permitted height as is. The approved Rock Creek Ranch PUD Final Development Plan states that the "reference datum (for measuring height) shall be the average finished grade at the exterior walls of a structure", with the plan not have gone through final grading but with the understanding that there *may be some garden level units, and the fact that we do not know exactly which units will go on which lots*, the Applicant would like to err on the side of caution to ensure there are no issues with measuring building height once construction begins.
- Minimum Open Space – No deviation from established standards is requested as part of this PUD Amendment for this requirement.
- Parking –Each unit is equipped with two garage spaces and also two parking spaces within the driveway, this results in a parking amount that is more than adequate. Additionally, a total of 62 parallel on-street parking spaces are provided in the plan, resulting in one on-street guest space per unit provided. Please see included Exhibit B – parking and turning diagram included with submittal documents.

#### **Final Plat Request:**

The Final Plat is required to create lots and tracts and clarify the ownership of all parcels within the Final Plat boundary. The following table identifies all parcels and future ownership and maintenance:

LAND USE TABLE:				
	ACREAGE	SQ. FT.	OWNERSHIP / MAINTENANCE	USE
PRIVATE LOTS 1-62:	7.876	343,078	PRIVATE OWNERS / HOA OR METRO DISTRICT	PRIVATE LOTS
TRACT A:	0.117	5,096	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT B:	0.172	7,492	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT C:	0.193	8,407	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT D:	0.069	3,005	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT E:	0.425	18,513	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT F:	1.044	45,476	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
TRACT G:	0.139	6,054	HOA OR METRO DISTRICT	PRIVATE OPEN SPACE
OUTLOT A:	1.552	67,605	TOWN OF SUPERIOR	EMERGENCY ACCESS, TRAIL AND FUTURE PROMENADE ROW
OUTLOT B:	2.720	118,483	TOWN OF SUPERIOR	OPEN SPACE, TRAIL AND DRAINAGE
OUTLOT C:	1.607	70,000	TOWN OF SUPERIOR	OPEN SPACE, TRAIL AND DRAINAGE
OUTLOT D:	0.634	27,617	TOWN OF SUPERIOR	EMERGENCY ACCESS, TRAIL AND FUTURE PROMENADE ROW
OUTLOT E:	2.002	87,207	TOWN OF SUPERIOR	DETENTION
PUBLIC RIGHT OF WAY:	3.115	135,689	TOWN OF SUPERIOR	LANTERNS LANE AND COAL CREEK DRIVE ROW

The total area of this Plat is 21.665 acres. Of that area, the Town currently owns 2.636 acres, including the detention pond and unimproved access road west of 88<sup>th</sup> Street. If all areas offered for dedication to the Town are accepted in the proposed configuration, the Town would own a total 11.62 acres (including the 2.636 acres currently owned).

#### Description of parcels:

**Residential Lots:** A total of 62 residential lots will be created, grouped in four blocks. The residential lots will be under private ownership as each house is sold. The lots range in size from 4,967 SF to 7,876 SF. Maintenance of exterior landscape and driveways within the individual lots will be performed by the HOA or Metro District. Various utility and drainage easements are provided at the front and rear of each Lot.

**Tract A:** 0.177 acres located west of Coal Creek Drive, south of Block 4 Lots 1 through 4 and north of the trail. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it.

**Tract B:** 0.172 acres located east of Coal Creek Drive, south of Block 3 Lots 19 through 24 and north of the trail. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it.

**Tract C:** 0.193 acres located south and east of Block 3, Lots 1 through 3 at the southeast portion of the Lanterns Lane cul-de-sac. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it.

**Tract D:** 0.069 acres located east of Block 2, Lot 22 north of the eastern Lanterns Lane cul-de-sac. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement and sound wall easement on it.

**Tract E:** 0.425 acres located north of Block 2, Lots 1 through 10. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it.

**Tract F:** 1.044 acres which encompasses the area north of Block 1, Lots 1 through 8, west side of Block 1 Lot 1 and

Block 4 Lot 8. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it. It also has a specific utility easement extending from the west end of Lanterns Lane to the east end of Pitkin Street to facilitate installation of a public water main, and a public access easement which follows a sidewalk connection from Lanterns Lane to the trail south of Block 4.

Tract G: 0.425 acres located east of Coal Creek Drive, south of Block 3 Lots 1 through 12 and north of the trail. This area will be maintained by the HOA or Metro District. This Tract has a blanket Drainage and Utility Easement on it.

Outlot A: 1.552 acres located along the northeast side of the site along US 36. This area is offered for dedication and maintenance to the Town of Superior for future use as a transportation corridor between 88<sup>th</sup> Street and Downtown Superior. Outlot A has a blanket Drainage, Utility and Public Access easement. A separate Emergency Access Easement has been created which will follow a portion of an improved emergency access roadway to be constructed between 88<sup>th</sup> Street and the east end of Lanterns Lane.

Outlot B: 2.720 acres located east of Coal Creek Drive, north of existing Rock Creek Ranch Filing No 12. This area contains the existing regional drainage channel and proposed trail between Coal Creek Drive and Outlot A. This area is offered for dedication and maintenance to the Town of Superior. An existing drainage easement (Rec. No. 1337020 and 1731599) is located within Outlot B. This existing easement is being completely vacated by this Plat. A functionally equivalent Drainage Easement is being defined along the south edge of the proposed trail. This easement will encompass all areas required for conveyance of drainage. An 18-foot wide Public Access and Trail Maintenance easement follows the alignment of the proposed concrete trail, and is wide enough to include a 5' grass mow strip on both sides of the trail.

Outlot C: 1.607 acres located west of Coal Creek Drive, north of existing Rock Creek Ranch Filing No 12. This area contains the existing regional drainage channel and proposed trail connection between Rock Creek Ranch Filing No. 7B and Coal Creek Drive. This area is offered for dedication and maintenance to the Town of Superior. An existing drainage easement (Rec. No. 1337020 and 1731599) is located within Outlot C. This existing easement is being completely vacated by this Plat. A functionally equivalent Drainage Easement is being defined along the south edge of the proposed trail. This easement will encompass all areas required for conveyance of drainage. An 18-foot wide Public Access and Trail Maintenance easement follows the alignment of the proposed concrete trail, and is wide enough to include a 5' grass mow strip on both sides of the trail.

Outlot D: 0.634 acres located along the west side of 88<sup>th</sup> Street. This area is currently a portion of Tracts H, I and K, Filing No. 12. All of these tracts are currently owned and maintained by the Town of Superior. Outlot D is intended to remain under Town ownership and maintenance. Outlot D has been configured to accommodate a future roadway link between 88<sup>th</sup> Street and Downtown Superior. This section of roadway link would include a 30' wide road and attached or detached sidewalk on the west side only. The width of Outlot D has been designed to accommodate these cross section elements. Outlot D has a blanket Drainage, Utility and Public Access easement on it. An existing Access Easement (Rec. No. 01246125) is located within this Outlot. This easement will be vacated and replaced by a separate Emergency Access Easement, which will follow the portion of an improved emergency access roadway to be constructed between 88<sup>th</sup> Street and the east end of Lanterns Lane.

Outlot E: 2.002 acres located west of 88<sup>th</sup> Street, east of Rock Creek Ranch Filing No. 12. This area is currently a portion of Tracts H, I and K, Filing No. 12. All of these tracts are currently owned and maintained by the Town of Superior. Outlot E is intended to remain under Town ownership and maintenance. Outlot E contains the existing

regional detention pond serving the north side of Rock Creek Ranch. Outlot E has a blanket Drainage easement on it, and includes several pre-existing utility, access and drainage easements which will remain.

In addition, as part of this Final Plat is a vacation request for Superior Metropolitan District No 1. Easement Reception No. 1337020, as modified by a subsequent adjustment at Reception No. 1731599:

This easement was granted to SMD No 1 as a Drainage Easement through the property. With development of the property, the entire easement will be vacated. A new drainage easement will be granted to the Town of Superior to replace the vacated easement. All land within the easement is contained within new Tracts B and Tract C which are offered for dedication to the Town of Superior.

#### Plat Summary Statement

- a. Total development area;  
*The total development area as show within the plat is 21.665 acres. This includes Rock Creek Ranch Filing 12 Tracts E, I, J and K, as modified by CDOT right-of-way acquisitions since the recording of Filing 12. Refer to Exhibit B for a tabulation of parcel areas for the current (Filing 12) and proposed (Filing 12A) plats.*
- b. Total number of proposed dwelling units;  
*The total number of residential units is 62 contained within 31 duplex residential buildings.*
- c. Estimated total number of gallons per day of water system requirements;  
*The estimated total number of gallons of water is 32,488 GPD. Please see utility study included as part of this study for full water use details.*
- d. Estimated total number of gallons per day of sewage to be treated; and  
*The estimated total number of gallons of sewage is 21,371 GPD. Please see utility study included as part of this study for full sewage use details.*
- e. Estimated construction cost and proposed method of financing of the streets and related facilities, water distribution system, sewage collection, flood plain protection, storm drainage facilities, and such other facilities as may be necessary. If improvements are not to be completed prior to approval of the final plat, the cost estimates included in this statement shall be identical to those included in the subdivision improvement agreement.  
*Exhibit A (attached to this application) details the estimated construction costs for public improvements for each Final Plat Site Plan.*

#### Final Plat Site Plan:

The final items of this comprehensive application is the Final Plat Site Plan (FPSP). It is the applicant's intention to build all public infrastructure to support the FPSP, there are no special provisions required for phasing or sequencing with exception to the 8' regional trail abutting the US 36 ROW for the length of the property and the Promenade ROW and associated landscaping. Generally the agreement was made with the Town that the timing and responsibility of this improvement will be dealt with in the Development Agreement. The Builder agrees to provide escrow money for the 8' trail, but the trail will ultimately be constructed by the Town in the future. Regarding the landscaping, the Town will assume responsibility for the construction of Promenade Drive, including landscaping. However, the Builder will construct the landscaping between the sidewalk and the sound wall if Promenade Drive is not constructed or planned



to be constructed during buildout of the homes to ensure that there is an appropriate landscape treatment of the sound wall if Promenade Road is not built.

The initial planning has us overlot grading the entire site. Site specific over-excavation for the residential lots will be conducted to ensure a maximizing of efficiency while managing the reduction noise and sound control. The scope of work as described above will take about 8-10 months to put in place and ideally can engage within 60 days following town approval,

At a strategic point where the work above has allowed for utility infrastructure to be installed inspected and deemed adequate, the development will initiate site specific construction. The project will have an aggressive start and a staged roll out plan of certain homes based upon sales and marketing strategies.

The following breaks down and provides extensive detail the FPSP request.

- **Final Plat Site Plan - Residential**

The Residential FPSP covers the entirety of the site. Proposed are 62 for-sale, ranch-style, duplexes (31 total individual buildings) on nominal 45.5' x 110' lots (or 91' x 110' for the entire duplex). Actual lot sizes vary based on providing a building envelope sufficient to accommodate the proposed building footprint on each lot. The homes are proposed to be built and sold by Boulder Creek Neighborhoods. Boulder Creek Neighborhoods is a highly-respected home builder within the region that specializes in low-maintenance, energy efficient, right-sized homes. This community will not stray from those standards and will provide a high quality paired home living opportunity. This proposed addition to the Superior community is intended to provide another option to the already extensive options found within Superior. An HOA or Metro District for the community will be established, along with the typical duties of an HOA or Metro District, the HOA or Metro District will be in charge of all landscape maintenance and snow removal for all HOA/Metro District owned tracts as well as on residential lots. The homes are laid out in a manner that provides ample spacing from existing residential communities, and are all proposed to be ranch-style, which will minimize visual impacts for existing residents in the community. Additionally, each duplex building is comprised of one frontload garage unit and one side load garage unit, which will ensure greater visual interest and that Lanterns Lane won't be dominated by garages. The grading of the property will provide for the stepping down of the project. Units on the north-side of the property will be built at a standard grade, while the homes on the south side of Lanterns Lane will begin stepping down and will be designed in either a garden level elevation or, potentially, a walkout condition. This will allow for a variation in the grades, as the site does fall from the north to the south. The proposed duplexes will provide further housing stock diversity to the already varied Superior community, and will prove to be a good fit within this part of the Rock Creek Community. The following further breaks down the elements of the project.

Access/Circulation:

- **Roadways:**

- **Coal Creek Drive:** Coal Creek Drive will be extended from the existing stub on the south property line all the way to the north boundary of the project, where it will terminate in a gravel cul-de-sac turnaround at the common property line shared with the South Boulder and Coal Creek (SBCC) irrigation company parcel. 'No Parking' and 'No Outlet' signs are proposed to inform drivers that this connection does not continue north. The SBCC parcel is 50 feet wide, and separates this project from Superior Town Center Tract H. Conversations with the associated Ditch Company to the north are underway to provide assurances to the Town that a future connection will be feasible.



Coal Creek Drive will transition from the existing 60-foot wide cross section at the southern property line to 36-foot wide, with one 12-foot wide traffic lane and one 6-foot wide bike lane in each direction. This cross section is consistent with Town standards for a Minor Collector. A detached 8-foot walk will be provided on the west side, and a detached 5-foot walk will be provided on the east side. 7.0-foot wide tree lawns will be provided between the curb and sidewalk for both sides of the street. The right-of-way will be 70 feet wide north of the transition. It should be noted that Town standards for a minor collector only require a 60-foot right of way. The additional right-of-way width proposed accommodates the wider sidewalk on the west side and planting strips between the back of sidewalk and the right-of-way line. The planting strips form additional side yard separation between the houses and the roadway.

Lanterns Lane: Lanterns Lane will extend east-west through the project, and all residential access will be from this street. Lanterns Lane is designated as a local street (60' overall right-of-way width) and will be 34-ft wide (flow line to flow line) with one traffic lane in each direction and on-street parking. Detached 5-foot wide walks will be provided on both sides of the street. A 7.1-foot wide tree lawn will be located between the back of curb and face of sidewalk. The proposed street cross section matches Town standards except that a mountable curb is proposed along most of the length. The mountable (drive over) curb facilitates straight approach driveways without side flares and curb depressions at each driveway. This is identical to what was recently constructed at Coal Creek Crossing. Drive over curbs are also used in most of Rock Creek Ranch. The roadway design speed is 30 MPH and the posted speed will be 25 MPH.

An 80-foot diameter cul-de-sac will be provided at the east and west ends of Lanterns Lane. The sidewalk on the west end of Lanterns Lane will be attached to the back of curb, per Town standards. The sidewalk on the east end will be detached, with a tree lawn between the curb and walk. The detached walk will simplify installation of two large storm drainage inlets between the curb and sidewalk and eliminate the need for pedestrians to walk over the cast iron manhole lids present in a typical drain inlet. Snow storage is provided in the tree lawn along the street and in two designated areas outside each cul de sac.

Emergency Access: A 20-foot wide (minimum) paved emergency access roadway will be constructed from the east end of Lanterns Lane to 88<sup>th</sup> Street. The paved access roadway will be constructed along the line of the existing unpaved roadway in the same location. This paved roadway will also serve as a trail through Outlot D.

The access roadway will be gated at both ends with pipe rail gates, similar to what currently exists at 88<sup>th</sup> Street. A Fire-Department approved Knox lock will be provided on the gates. The gates are proposed to be a total of 20' wide on the 25' width of pavement so pedestrian access is afforded around the north side of the closed and locked gate. The access lane will be open to pedestrian traffic and will also function as a trail link from Lanterns Lane to 88<sup>th</sup> Street.

- Pedestrian/Bicycle: Besides the non-vehicular circulation opportunities provided by the development of the aforementioned roads and accompanying sidewalks, there will be a concrete trail provided within the open space found on the south side of the project, known as Outlots B and C which, as part of this Final Plat, will be formally dedicated to the Town for its perpetual use by the entire Superior community. This 8' wide concrete trail connects to an existing concrete trail on the western boundary, where it moves easterly adjacent to the existing drainageway to Coal Creek Drive. The trail will cross Coal Creek Drive on a raised crosswalk constructed with a stamped, colored concrete inlay defining the physical crosswalk. This inlay will be similar to those recently constructed at the McCaslin/Main Street roundabout and the McCaslin/US 36 interchange. From Coal Creek Drive, the trail will continue east as a concrete trail to the emergency vehicle access road. Included as part of this trail through the open space is the addition of pet pickup stations, which are located on the trail entrances on either side of Coal Creek Drive, within enhanced landscape areas. Also planned is a wider sidewalk section on the west side of Coal Creek Drive which will provide a north-south connection from the existing neighborhood to the north side of the project.

#### Sound Wall:

A Noise Impact Analysis has been conducted for the subject property to establish the mitigation requirements necessary for the US 36 highway noise adjacent to the proposed residential community. The study results in a need for an 10' tall sound wall along the eastern boundary of the site, to be located between the residential lots and the future Promenade ROW. The study assumes vehicular travel speeds of 75 miles per hour and average pavement type recommended by both the FHWA and CDOT noise abatement guidelines. At all receiver points along the proposed sound wall, noise will be mitigated to be below the 66 decibels Leq. threshold for residential development. The noise levels (predicted for 2038) for the existing residential homes is between 52 and 60 decibels Leq., because the proposed development is closer to the noise source, a higher decibel Leq. level is anticipated, though still below the 66 decibel Leq. threshold. The results of the Noise Impact Analysis ultimately determines the placement, length and height of the proposed wall. The wall extends north to the property line, and as far south as practical without blocking the EVA and placing the wall over the top of public utilities. The sound wall is proposed to be located on private lots within an easement to be maintained by the HOA or Metro District.

#### Architecture:

The residential architectural theme is in a native Colorado style. Architectural details are incorporated to further establish the theme and ensure consistency between the duplexes proposed with this application and the adjacent, existing single family residential uses. The proposed materials palette consists of stone, lap or accent siding, and accent materials such as wood trim. These exterior materials accentuate and compliment the height and mass of each building, and the use of colors that utilize warm earth tones with rich accents will further define the style and quality of the architecture.

Two distinct models are proposed, with main floor square footages ranging from around 1,500 sf to more than 1,700 sf, featuring main floor master suites, and with anywhere from 2 - 4 bedroom layouts per unit, depending on options the buyer chooses. The optional bedroom additions would

utilize the basement square footage for finishing. Buyers also have options for additional bathrooms in each model. These additional options result in a potential maximum floor area ranging from 2,700 to 3,200 square feet. All proposed models of homes will have these options. Garage orientations will vary between front-load and side-load on each individual building, so that from the street each building appears to be one, large single-family home. Each model ranges in height from around 28' to 30', well below the 35' maximum height and, as show in the elevations, will provide varying heights among the homes.

Enhanced elevations are provided for corner lots that utilize stone wainscoting. Most windows will either be staggered high/low windows or will just be high windows to allow light, but be too high for direct viewing into neighbor's windows to afford privacy between adjacent homes. Some windows may overlap but these will mainly be kitchen sink windows.

Sixteen foot shared driveways between side-load garages are also proposed, which will reduce the total number of driveways and lessen the visual impacts along the streetscape. To ensure each residence has proper access on this shared driveway, language within the CCR documents states, *"The Declarant hereby reserves a non-exclusive, perpetual easement on, over and across that portion of a Lot underlying a driveway for the use and benefit of the Owner of the adjoining Lot as and to the extent necessary to gain legal access to such Owner's Lot from an adjacent public street or right of way."* In addition, access easements within the driveway are provided for on the Final Plat.

#### Landscaping:

The overall design and theme provides a naturalized landscape setting that will relate to the greater Superior community, the open space that abounds nearby, and the adjacent foothills. A variety of native and adapted trees, shrubs and perennials are proposed that will provide a sustainable, unifying, and attractive landscape.

The landscape plan is providing street ROW plantings and both developed and naturalized open space landscape. A total of 183 trees and 665 shrubs are required and total of 242 trees and 694 shrubs or shrub equivalents have been provided over the project as a whole. The Town of Superior allows plants to be substituted at a ratio of 1 tree = 14 shrubs (TE) and 3 ornamental grasses = 1 shrubs (SE). Turf areas and shrub beds have been located at key entry areas and waterwise native seed has been used for the majority of the common open space areas. The balance of the required shrubs (665 shrubs) have been converted into 38 tree equivalence (TE). Plant material, particularly evergreen trees have been carefully placed around the perimeter of the proposed development to provide a visual buffer to the existing development and US 36. The existing drainage channel shall be reseeded with the Town's non-irrigated native seed mix and trees have been added south of the trail. Due to utility and driveway conflicts, the required number of right-of-way trees cannot be provided along Lanterns and Coal Creek roadways. The balance of the required trees have still been provided onsite and have been added to the common open space areas.

The plant list is a combination of the Rock Creek Recommended Plant Materials list and additional plant species that have proved to be low maintenance and reliable in our environment.

Approximately 50% of the trees and 25% of the shrubs are consistent with the Rock Creek Recommended Plant Materials. The Rock Creek design standards were published in 1987 and since this time a greater understanding of plant materials, their use and survival success, especially in environment encountered in the Town of Superior, is better understood. Great effort was taken to incorporate as many appropriate plant species from the Rock Creek Recommended Plant Materials as possible but by introducing additional trees into the Rock Creek area, this strengthens the tree diversity and helps prevent insects and diseases from destroying the tree population. In addition, the lot typical plant palette required a very specific selection of trees and shrubs that are appropriate for small areas and screening in narrow places, which was not provided within the recommend plant materials list. Overall the plants selected were chosen based on their ability to provide durability, longevity, suitability for the environment, and provide an enriched experience for residents and the surrounding community.

In addition to the landscape plan shown for the common open space area a lot typical landscape plan for the residential units has been included. For this typical planting plan, Boulder Creek Neighborhoods and their contractors will be responsible for installing the landscaping on all private lots. Once installed the HOA created as part of this development will be responsible for its maintenance. The lot typical landscape plan and plant list is provided on Sheets 43 and 44 of the FPSP and includes the plant palette that will be used and the potential plant placement in addition to the 3' metal fence and columns that will be installed as a part of the desired character of the project. This landscape is not required as part of the Town's landscape requirements but was included to further demonstrate the intended high-quality of this project

The existing drainage channel and detention pond along the south side of the property consists of open water, cattails and volunteer plant material. Per direction from the Town, the drainage area will be reseeded with the Town's non-irrigated native seed; however it is the intent of the applicant to leave any existing shrubbery and trees in this area undisturbed. Areas disturbed by improvements to the detention pond shall be reseeded per erosion control standards.

Open Space: The Rock Creek Ranch PUD requires 45% open space; this application is meeting that requirement by providing a total of 10.135 AC. or 58% of 17.477 AC. Outlots A, D and E have been excluded from this calculation. The chart below has been provided on the cover of the FPSP and outlines the open space areas. The total open space is made up of common open space, private lot open space and dedicated open space. This application includes 2.159 AC. of common open space area and 3.649 AC. of private lot open space. Approximately 0.11 AC of open space will be provided for each duplex building and was developed using an extremely conservative calculation based on the smallest lots. This likely means there will be even more provided open space than outlined below. This number has been used to calculate the total private lot open space. Outlots B and C totaling 4.327 AC will be dedicated to the Town as Open Space and a 8' wide concrete trail is being provided to the connect the existing trail on the west end of the property to east side. The emergency access road connecting 88<sup>th</sup> and Lanterns Lane will also serve as a trail connection until if/when Promenade roadway is constructed.

Open Space Chart:

Private Common Open Space (Tracts A, B C, D, E and F)	2.159 AC.		
Dedicated Open Space (Outlots B and C)	4.327 AC		
Private Lot Open Space	3.649 AC		
Total Open Space Area	10.135 AC	45% Required	58% Provided
Total Project Area (Excluding Outlots A, D and E)	17.477 AC		

Utilities:

Water: Domestic water will be looped through the project, extending from existing stubs on the east end of Pitkin Drive and 88<sup>th</sup> St. A stub will be provided at the north end of Coal Creek Drive for a future loop connection to the Town Center.

Reuse Water: A reuse water main will be extended from an existing 6-inch diameter stub at the north end of Coal Creek Drive to the north end of the project for future connection to the Town Center. Reuse water taps will be installed on the east side of Coal Creek Drive to serve landscape maintained by the Homeowners association and the Town.

Sanitary Sewer: A new public sanitary sewer will be constructed in Lanterns Lane. This will flow east and be connected to the existing 12-inch diameter sewer along US 36. A separate permit application from CDOT will be required for the sewer connection to the existing main.

Drainage: Stormwater detention and water quality for this site is provided in the existing detention pond west of 88th St. The north side of the pond will be expanded by laying back the slope and constructing a concrete access ramp from the emergency vehicle roadway to the bottom of the pond. A new forebay will be constructed north of the existing pond to facilitate collection and removal of sediment from new storm sewers prior to discharging to the pond. The forebay consists of a concrete pad with 12 inch high concrete walls on the edges, forming a closed basin that intercepts and settles sediment during minor storm events.

Public storm sewer will be constructed within Lanterns Lane and Coal Creek Drive. A private storm sewer will be constructed in the residential lots along the west side of the sound wall. This private storm sewer will connect to a public storm sewer at the south end of the sound wall and at two interim locations under the wall.

Lighting:

On-street lighting will be typical street lighting as required by Town of Superior. All homes will have porchlights as well. Care will be taken to ensure that requirements for lighting are followed and off-site impacts caused by lighting are minimized to the extent possible. Please see lighting plans for additional detail.

#### Parking:

Each unit will have a garage which will park 2 vehicles, a driveway that will permit parking for 2 vehicles (per unit, 4 total spaces per shared driveway), and Lanterns Lane will also permit on-street parking. There are 62 on-street parking spaces available on Lanterns Lane; no on-street parking is proposed on Coal Creek Drive. The project will provide more than enough parking for residents.

#### Comprehensive Plan

This project is entirely compatible with the Town of Superior Comprehensive Plan which designates the Anderson property as Mixed-Use. Furthermore, the Comprehensive Plan identifies this property as Opportunity Area 5 (Policy 4.6.e: Opportunity Area 5 Anderson Property) and specifies the following:

##### *4.6.e(i): Preferred Land Uses*

*Preferred land uses for this area include a buffer along U.S. 36 and a mix of residential and non-residential uses that are compatible with established neighborhoods to the south and west and the Town Center PD to the northwest. Community-oriented uses may also be suitable in this location. Preferred land uses assume that direct access to U.S. 36 will not be available.*

The proposed duplex residential uses meet the intent of this section by providing a low intensity use that is entirely compatible with the established neighborhoods to the south and west and the future Superior Town Center to the northwest.

##### *4.6.e(ii): Relationship to Adjacent Uses*

*Incorporate the site design considerations identified on Figure 7 below, as appropriate, to minimize the impacts of future development on adjacent residences. Establish circulation between the Town Center and 88<sup>th</sup> St. while limiting opportunities for regional access along Coal Creek Drive.*

As noted in section 4.6.e(ii) and identified on Figure 7 within the Comprehensive Plan, connectivity is of paramount importance for this site. The proposed site plan meets the policy in this regard via the stub connection of Coal Creek Drive to the northern property line for future connection by others to the Town Center. Additionally, trail/pedestrian connections are proposed that align with the guidance of this section of the Comprehensive Plan.

#### Impact Statement

This project should have minimal negative impacts on the Town and the Town's infrastructure. This property has always been contemplated for development and as the studies included with this application show, there is more than adequate infrastructure available to serve the development.

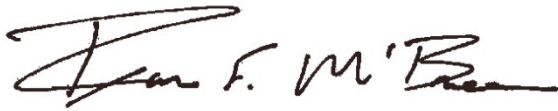
#### FPSP Conformance to Approved PD

An amendment to the Rock Creek PD is required to allow for the FPSP. Currently, the PUD does not permit the residential uses proposed within this project. As previously noted, this application includes a request to amend approved Rock Creek Ranch PD to allow the proposed duplex uses. The amended zoning would be changed to *Residential – 1B (R-1B)* as described within the approved Rock Creek PUD. This new zoning designation would permit the requested residential uses and densities, and the uses would meet the approved development standards found in this section of the Rock Creek Ranch PUD, except as noted within this application.

We appreciate your guidance and look forward to continued collaboration with you and Town of Superior throughout

the review process of this project. Please feel free to contact me [rmcbreen@norris-design.com](mailto:rmcbreen@norris-design.com) or 303.892.1166 with any questions or concerns.

Sincerely,  
Norris Design



Ryan F. McBreen  
Principal